

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- April 13, 1966

Appeal No. 8685 James Lansburgh et ux, appellants.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and carried with Mr. William F. McIntosh dissenting, the following Order was entered at the meeting of the Board on April 27, 1966.

EFFECTIVE DATE OF ORDER -- May 10, 1966

ORDERED:

That the appeal for a variance from the side yard requirements of the R-1-A District to permit erection of a first floor side addition to dwelling at 4509 Dexter Street, NW., lot 27, square 1340, be granted.

From the record and the evidence adduced at the public hearing, the Board finds the following facts:

- (1) Appellants' lot is improved with a two-story dwelling.
- (2) Appellants' lot has a 70 foot frontage on Dexter Street and a depth of 140 feet. The lot contains 10015 square feet of land.
- (3) Appellant proposes to erect an extension to the existing porch which will extend about one (1) foot over the side yard.
- (4) The existing side yard is slightly over 8 feet in width.
- (5) Section 3305.1 provides that there be an 8 foot side yard for dwellings in the R-1-A District.
- (6) There was no opposition to the granting of this appeal registered at the public hearing.

OPINION:

The Board is of the opinion that the erection of this side addition will not substantially increase the lot occupancy which is now within the requirements of the R-1-A District. Although, the addition will result in a slightly smaller side yard, the Board thinks that the appellants' proposal will have a beneficial effect on the neighborhood and will be consistent with the purpose and intent of the Zoning Regulations. The granting of this appeal will not have an adverse affect upon neighboring and adjacent property.